



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011886
Applicant Name: Sal Cohen for Congregation Ezra Bessaroth
Address of Proposal: 5217 South Brandon Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow an expansion of an existing institution (Congregation Ezra Bessaroth) by installing a 12 ft. by 12 ft. platform with a walk-in freezer to the exterior of the structure.

The following approval is required:

Administrative Conditional Use - To expand an institution in a Single Family 7200 (SF 7200) zone.
(Seattle Municipal Code Chapter 23.44.022)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

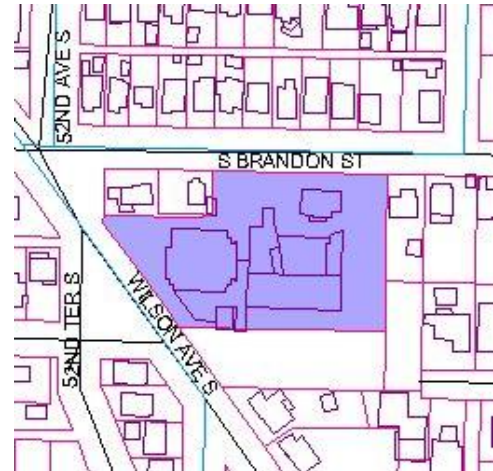
The subject property occupies an approximately 69,785 square foot parcel bordered by South Brandon Street and Wilson Avenue South. The site is located within a Single Family (SF 7200) zone. This zone continues to the east and south, with SF 5000 zoning to the north and west. A Neighborhood Commercial zone (NC1-30) is located north, across the intersection of S. Brandon St and Wilson Ave S.

The subject property includes an existing institution (Congregation Ezra Bessaroth) and one single family residence. Surrounding uses include single family residences, with some retail and office uses to the northwest.

This site is relatively flat and does not include any environmentally critical areas.

Proposal Description

The proposal is to relocate a freezer from the basement of the structure to the east façade at the exterior of the structure. The freezer would be operated by an existing compressor that is currently located at the exterior of the building near this façade. No changes to the compressor are included in this application.



For illustrative purposes only

Public Comment

Public notice of the original application was posted and mailed on December 16, 2010. DPD received one public comment letter requesting a copy of the Master Use Permit decision.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

SMC 23.44.022 Institutions

The proposal is an institution in a single-family zone, which is permitted as a conditional use per SMC 23.44.022.

D. General Provisions.

- 1. New or expanding institutions in single-family zones shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution master plan.***

The proposed 12' x 12' freezer meets the development standards in these sections.

- 2. The establishment of a child care center in a legally established institution devoted to the care or instruction of children which does not violate any condition of approval of the existing institutional use and does not require structural expansion shall not be considered a new use or an expansion of the institutional use.***

No childcare is proposed with this application. This criterion does not apply.

- 3. *Institutions seeking to establish or expand on property which is developed with residential structures may expand their campus up to a maximum of two and one-half (2 1/2) acres. An institution campus may be established or expanded beyond two and one-half (2 1/2) acres if the property proposed for the expansion is substantially vacant land.***

This application does not seek to establish or expand the institution to property which is developed with residential structures. This criterion does not apply.

- 4. *An institution which finds that the development standards of the single-family zone classification are inadequate to its development needs may apply for reclassification to Major Institution status.***

This application does not seek a reclassification to Major Institution Status. This criterion does not apply.

E. *Dispersion.*

- 1. *The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600) feet or more from any lot line of any other institution in a residential zone, with the following exceptions:***

This application does not seek to expand the lot line of the existing institution or create a new institution. This criterion does not apply.

- F. *Demolition of Residential Structures. No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of this Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.***

This application does not seek to demolish any residential structures. This criterion does not apply.

- G. *Reuse of Existing Structures. Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.***

This application does not seek to reuse any residential structures. This criterion does not apply.

- H. *Noise and Odors. For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor***

recreational areas, trash and refuse storage areas, ventilating mechanisms, sports facilities and other noise-generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

The applicant has indicated that the relocated freezer would be operated by an existing compressor on the exterior of the building. There are no changes proposed to the existing compressor. The freezer would be located on a 12'x12' concrete slab adjacent to the east façade of the structure. The location would place the freezer approximately 49' from the east property line and 90' from the north property line.

There is no indication that the proposal would include adverse noise or odor impacts that would warrant mitigation with this administrative conditional use. The proposal meets this criterion.

I. Landscaping. Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

Landscaping plant materials shall be species compatible with surrounding flora. Existing plant material may be required to be retained. Maintenance of landscaped areas shall be the continuing responsibility of the owner.

The east property line includes a line of trees and vegetation that currently screen the institution from the adjacent residence. Additional trees, vegetation, and fencing would screen the view of the freezer from the north property line and the sidewalk at S. Brandon St.

Additional landscaping to screen the proposed freezer isn't warranted, given the size of the proposed exterior addition and the existing landscaping on site. The proposal meets this criterion.

J. Light and Glare. Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited.

Nonreflective surfaces shall be used to help reduce glare.

No new lighting is proposed with this application. This criterion does not apply.

K. Bulk and Siting.

- 1. Lot Area.** *If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*
 - a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum;*
 - b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

The lot is over one acre in size, but does not have a particularly large street frontage in relationship to the lot size. The proposal does not include changes to the principal structures or street facing facades.

- 2. Yards.** *Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no structure other than freestanding walls, fences, bulkheads or similar structures shall be closer than ten (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposed addition would meet yard requirements.

- 3. Institutions Located on Lots in More Than One (1) Zone Classification.** *For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.*

The institution does not include more than one zone classification. This criterion does not apply.

4. Height Limit.

- a. Religious symbols for religious institutions may extend an additional twenty-five (25) feet above the height limit.*

No new religious symbols are proposed. This criterion does not apply.

- b. For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than four to twelve (4:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.*

No new gymnasiums or auditoriums are proposed. This criterion does not apply.

5. Facade Scale. *If any facade of a new or expanding institution exceeds thirty (30) feet in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed addition would be 12' in length. This criterion does not apply.

L. Parking and Loading Berth Requirements.

No new parking is proposed, and the proposed freezer would not require additional parking. This criterion does not apply.

M. Transportation Plan. *A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or are required to provide an additional twenty (20) or more parking spaces.*

The proposed expansion does not exceed 4,000 square feet or 20 parking spaces. This criterion does not apply.

N. Development Standards for Existing Institutes for Advanced Study.

The institution is not defined as an institute for advanced study. This criterion does not apply.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED** as indicated at the end of this document.

CONDITIONS - none

Signature: _____ (Signature on file) Date: January 13, 2011
Shelley Bolser AICP, LEED AP, Senior Land Use Planner
Department of Planning and Development

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